

FOR SALE BARRINGTON OFFICE BUILDING



COLDWELL BANKER
COMMERCIAL
HARTUNG

Property Information

SALE PRICE: \$1,200,000

Address	2509 Barrington Circle Tallahassee, FL 32308
Building	4,739 SF +/-
Units	16 units (includes common area)
Lot	.14 Acres
Parcel	#1109020000010*
Use	Office Building
Zoning	OR-1
Built	2006
Taxes	2025 Property Taxes \$12,024 (paid)
Dues	Annual Association dues \$3,918

- One-story office building
- Reception area, conference room, private offices, two restrooms, plus kitchen
- NE Tallahassee location
- Barrington Circle Office Condos II Subdivision
- Great NE Tallahassee location with quick/easy access to I-10/Thomasville Rd. Many restaurants, businesses, entertainment nearby.

2509 BARRINGTON CIRCLE

Tallahassee, FL 32308

CONTACT: **Steve Allen**
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The information shown or contained herein is believed to be accurate but is not warranted or guaranteed, is subject to errors, omissions and changes without notice and should be verified independently.

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SHARED CONFERENCE ROOM / RECEPTION AREA / KITCHEN



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FLOOR PLAN

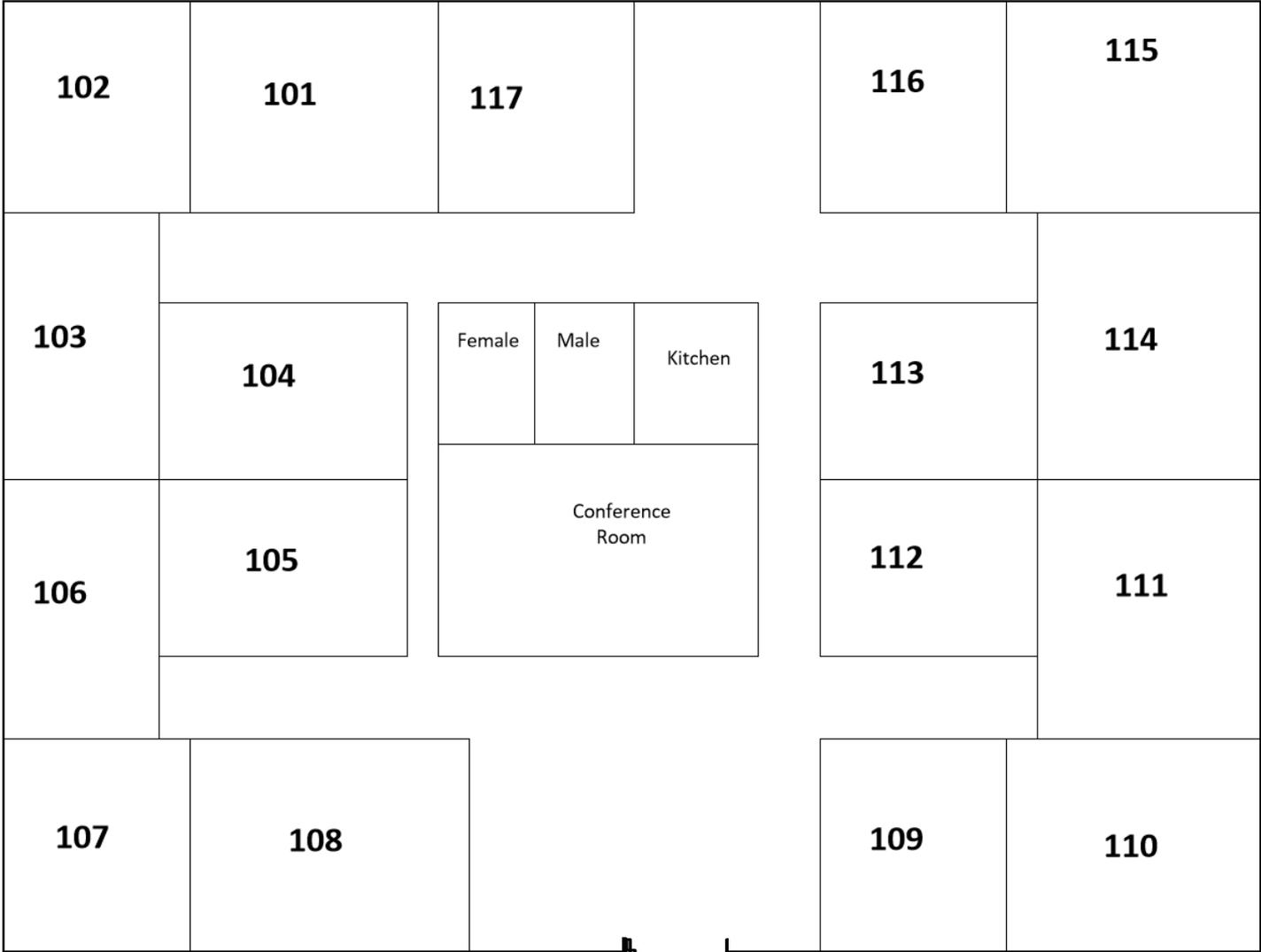


Diagram for illustration purposes only. Not exact.

Main Entrance

LOCATION MAP



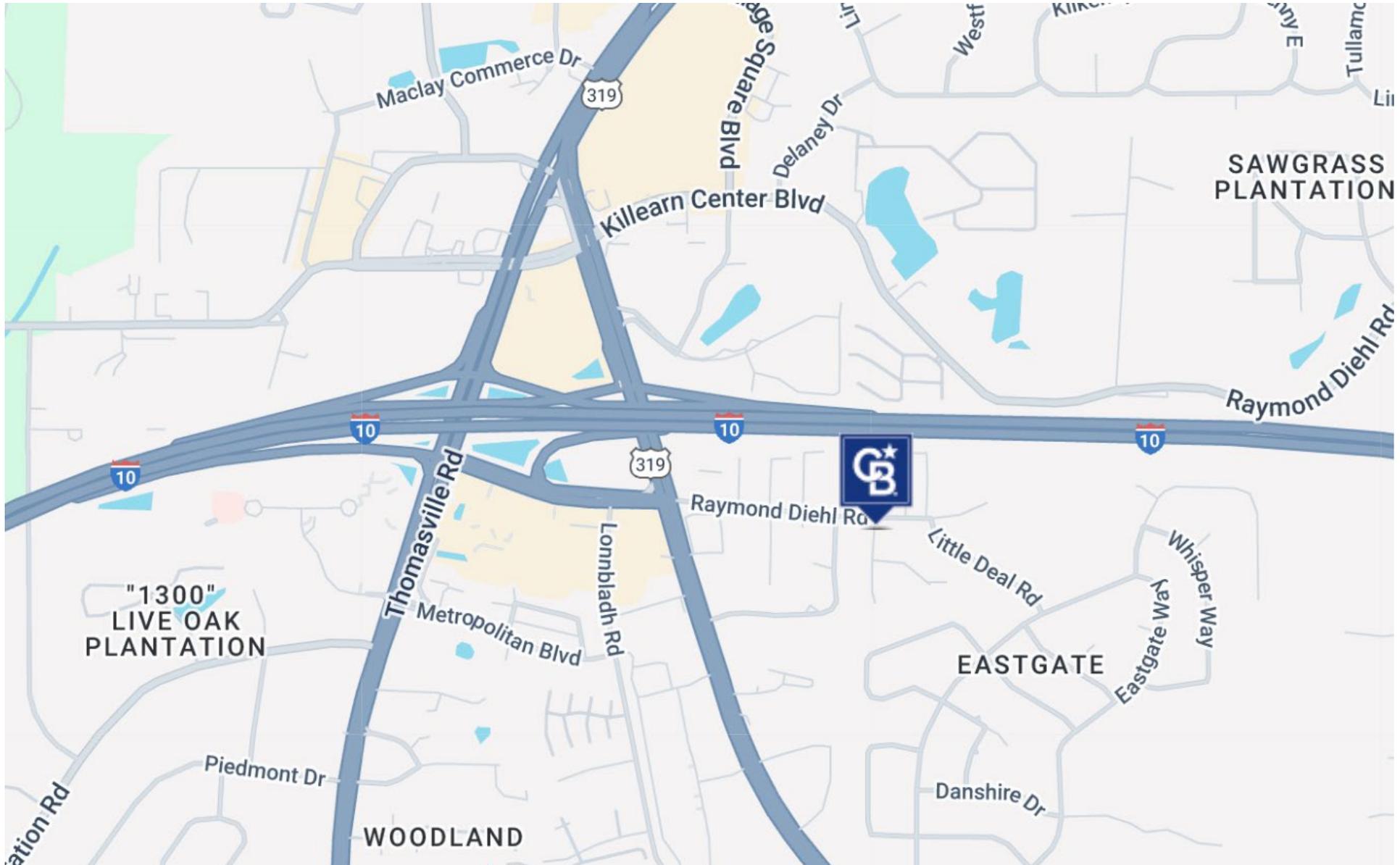
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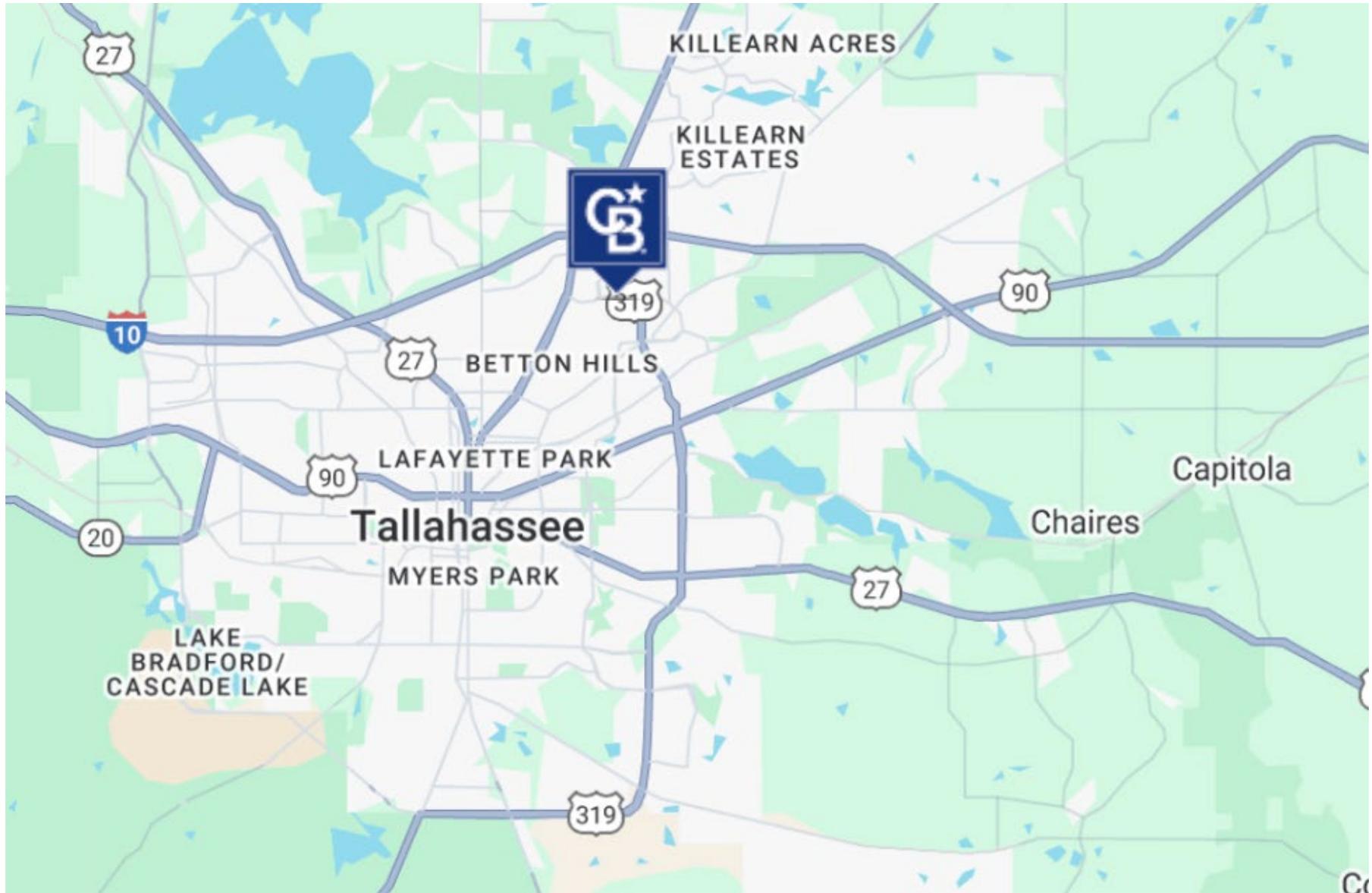
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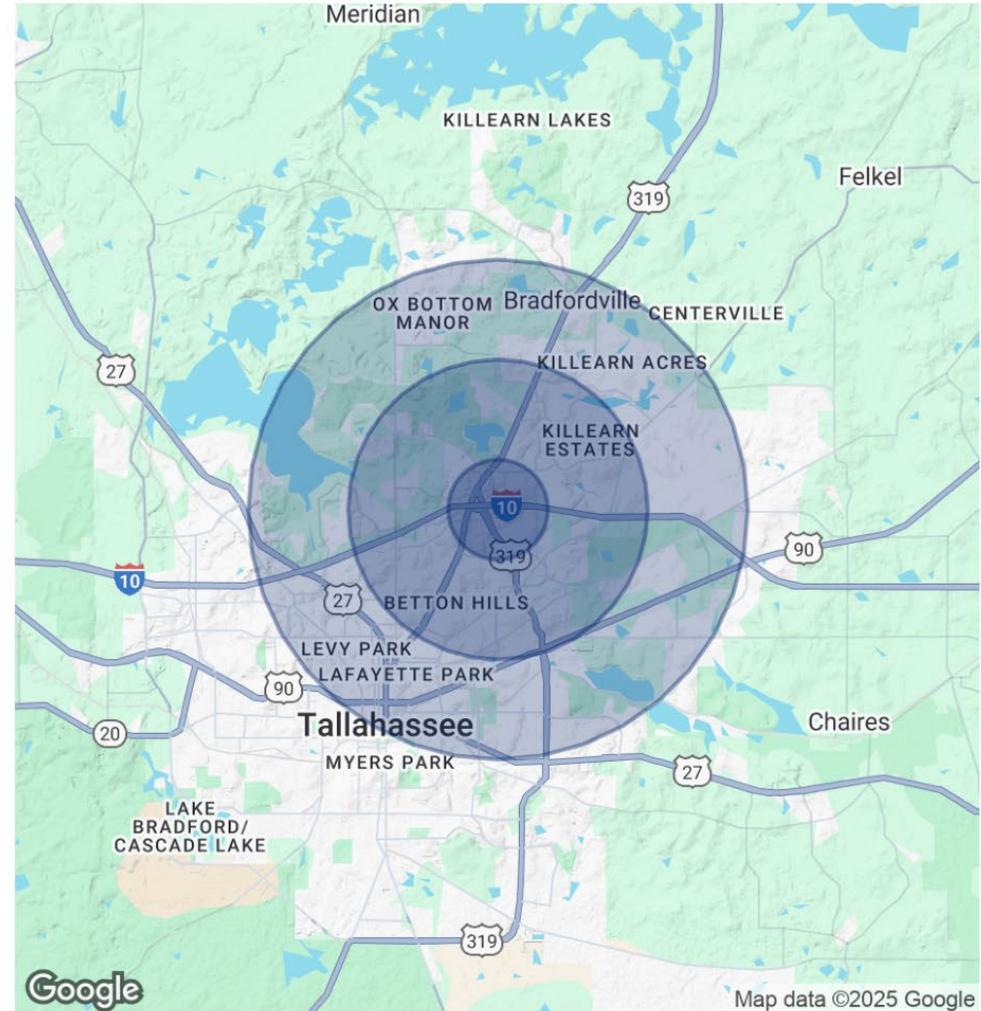
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LOCATION MAP

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,155	43,650	131,744
Average Age	44	45	39
Average Age (Male)	42	43	38
Average Age (Female)	45	46	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,044	19,180	55,467
# of Persons per HH	2	2.3	2.4
Average HH Income	\$89,672	\$118,711	\$100,721
Average House Value	\$415,551	\$410,699	\$336,058

Demographics data derived from AlphaMap



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